OMBELLE

FORT LAUDERDALE



ARTISTS CONCEPTUAL RENDERING

A STATEMENT OF BEAUTY IN DOWNTOWN FORT LAUDERDALE

An architectural masterpiece, Ombelle Fort Lauderdale redefines the downtown skyline with two landmark residential towers, an exceptional suite of amenities that shapes a life of integrative living. With its 100,000 SF of amenities, Ombelle creates a downtown resort where residents can spend their days, weekends and holidays in sprawling luxury. Developed and designed by an industry-leading visionary team, Ombelle features fully finished and furnished residences, seamlessly blending both indoor and outdoor environments inspired by Fort Lauderdale.

2	43	775
LANDMARK TOWERS	STORIES	RESIDENCES


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Location

300 NE 3RD AVENUE,
FORT LAUDERDALE, FL 33301

Development by: **Dependable Equities**
Architecture & Interiors by: **ODA**
Landscape Design by: **ODA**
Landscape Architecture by: **Witkin Hults-Partners**
Sales & Marketing by: **Douglas Elliman Development Marketing**

Residences

Studio	465 – 605 SF
1 Bedroom	553 – 916 SF
1 Bedroom + Den	676 – 865 SF
2 Bedroom	935 – 1,298 SF
2 Bedroom + Den	1,056 – 1,381 SF
3 Bedroom	1,299 – 1,648 SF
Penthouses (3BD)	2,289 – 2,831 SF
Penthouses (4BD)	2,494 – 2,618 SF

Deposit Schedule

5% due at contract
5% due 90 days after contract
10% due at groundbreaking
5% due at pour of amenity deck
5% due at top-off
Balance Due Upon Closing

THE RESIDENCES

- Stunning fully finished and furnished designer residences
- Private terraces with unparalleled views of downtown Fort Lauderdale and Atlantic Ocean
- 10 FT ceilings
- Option of exquisite European oak wood or porcelain flooring throughout
- Smart home technology offers seamless personalization with the touch of a button
- Includes integrated state-of-the-art speaker system
- Pre-wired for high-speed communications
- Custom finishes & details with advanced consultation for limited residences

Kitchens

- ODA custom-designed gourmet kitchens with timeless European oak cabinetry
- Honed Calacatta porcelain slab countertop and backsplash
- Designer finishes and fixtures
- State-of-the-art integrated Smeg appliance package, inclusive of:
  - Induction cooktop with recirculating hood
  - Convection Oven
  - Microwave Oven
  - Dishwasher

Primary Bathrooms

- Custom designed by Moruzzi floor-to-ceiling Italian porcelain tile throughout bathroom
- Custom-stone niche in showers
- Custom European-inspired vanities with natural stone tops and contemporary finishes designed by ODA
- Sleek custom wood cabinetry
- His and hers double vanities in select residences
- Spacious walk-in showers with glass enclosure and fixtures
- Oversized soaking tub along window wall offers panoramic water views
- Private water closets with Toto toilets in select residences

A LANDMARK OF CONTEMPORARY URBAN LIVING WITHIN THE HEART OF FLAGLER VILLAGE

PROPERTY OVERVIEW

Ombelle sets the standard for luxury downtown living. Stunning, fully finished and furnished residences with designer features and finishes impeccably executed to craft an elevated sense of contemporary living inspired by the very best of Fort Lauderdale.

- 1.4 million SF building designed for an amenity-rich lifestyle of leisure, play, and community connection in the heart of downtown Fort Lauderdale
- Expansive 15,000 SF residential lobby designed by ODA
- An unparalleled 100,000 SF of combined indoor and outdoor amenity space
- Ground-level retail experience programmed for Ombelle residences with a convenient store, beauty salon, and valet laundry services
- Ground-level mixed-use plaza to connect the community with lifestyle conveniences, retail stores, and dining
- Bistro-style coffee lounge exclusive to residents
- Inspired sculpture garden for relaxation
- Landmark architecture and masterful interiors by ODA integrate the natural environment for a seamless blend of indoor and outdoor space
- 24-hour front desk concierge dedicated to assist residents with daily needs and services
- 24-hour security on premises
- Two resident mail rooms and three package rooms
- Biometric access control in elevators for enhanced security and peace of mind

NEIGHBORHOOD

Ombelle is perfectly poised within the creative and cultural center of Flagler Village. Immerse yourself in the expanding energy of this vibrant downtown Fort Lauderdale neighborhood with local dining, retail, & entertainment right outside your front door.

- Conveniently located in the heart of downtown Fort Lauderdale within the vibrant arts and entertainment district of Flagler Village
- Walkable community with local dining, retail, & lifestyle destinations
- Proximity to all Fort Lauderdale cultural, shopping, and dining venues, including the shoppes at Las Olas Blvd, Broward Center for the Performing Arts, Parker Playhouse, and NSU Art Museum
- Explore the many galleries & monthly art walks at MASS Arts District
- The New River, Intracoastal and Atlantic Ocean offer iconic waterfront destinations for boating and water activities
- Access to all local and global transportation hubs: Brightline, Port Everglades, and Fort Lauderdale International Airport
- Complimentary transportation within a 5-mile radius by Circuit
- Minutes from Fort Lauderdale Beach



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AMENITIES

Ombelle offers a holistic approach to living with an amenity-rich lifestyle. Enriched environments seamlessly blend indoor & outdoor spaces to shape experiences with endless opportunities to connect, pause, explore, play, or anything in-between.

AN URBAN OASIS WITH AN UNPARALLELED 100,000 SF OF COMBINED INDOOR AND OUTDOOR AMENITY SPACE

The Square

Ombelle features a sweeping ground-level plaza that fosters a lifestyle of convenience with everyday essentials at your fingertips. The Square offers services and luxuries that tap into the rich, creative culture of Flagler Village.

- Signature dining experience featuring an innovative menu by a celebrated chef
- Cocktail bar for casual evenings or exciting nights spent downtown
- Seasonal market for everyday conveniences
- Dedicated retail and boutique shoppes
- Trendy downtown hair and nail salon
- Laundry and dry cleaning service

The Commons

Discover an impressive portfolio of spaces designed by ODA for residents to create, engage, explore, and innovate within a multitude of experiences.

- 15,000 SF Residential Lobby
- Two indoor pickleball courts
- Pro-golf simulator room
- Multi-faceted gaming lounge with video game zones for endless play
- Private Resident Club Room
- Screening room perfect for game days or movie nights
- Resident exclusive grab-and-go café and juice bar
- Private dining room with designer Chef's kitchen and terrace for gatherings, including back of house pantry space
- Innovative business center with co-working lounge equipped with two conference rooms, six private working stations, two recording rooms for podcasting and coffee bar
- Makers' studio for creative pursuits and play
- Dedicated music lounge and rehearsal studio
- Comprehensive study library for moments of recluse and literary wandering
- Children's playroom with educational games, smart board, and outdoor playground
- Dog run and pet spa

The Sky Deck

The Sky Deck is the heartbeat of Ombelle's exclusive community and desirable lifestyle. An expansive 10th floor breezeway of curated amenity space joins the two Ombelle towers with lush tropical landscape to enrich everyday living.

- Sunrise and sunset pools overlook the vibrant downtown energy of Fort Lauderdale
- Dedicated poolside bar serving signature cocktails & classic favorites
- Private cabanas offer moments for retreat and relaxation
- Outdoor sunset lounge with summer kitchen for grilling & entertainment
- Enliven your senses on the open-air yoga lawn
- Tranquil meditation and Zen Garden
- Sunrise lounge and terrace overlooking the city skyline
- Mini-golf course

The Sanctuary

Exclusive wellness and fitness spaces are thoughtfully tailored to enhance everyday living; offering opportunities to recharge, refresh, and thrive within an active community focused on self-care for the body, mind, and soul.

- 5,725 SF fitness center with state-of-the-art equipment, gym, yoga studio, private training room, Pilates studio, massage room, and immersive studio
- An elite boxing area dedicated to optimize strength and endurance
- Exclusive spa experience to connect with inner Zen and personal flow
- The spa features two treatment rooms for holistic services and wellness treatment
- Tranquil steam room, sauna, experiential shower, and private terrace with outdoor sauna and two cold plunge pools



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FORT LAUDERDALE



Fully Finished and Furnished Studio to 3-Bedroom Residences Priced From the $400s

INQUIRE | 954.999.0991 SALES GALLERY 315 NE 3rd Ave CU#103 Fort Lauderdale, FL 33301

OwnOmbelle.com

DEPENDABLE EQUITIES

DouglasElliman Development Marketing

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

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